



# PROFILE

## Arlington, Virginia

**A**rlington is an urban county of about 26 square miles located directly across the Potomac River from Washington DC. No incorporated towns or cities lie within Arlington's boundaries. Originally part of the area surveyed for the nation's capital, the portion on the west bank of the Potomac River was returned to the Commonwealth of Virginia by the U.S. Congress in 1846. This area was known as Alexandria City and Alexandria County until 1920 when the county portion was renamed Arlington County.

Arlington had an estimated population of 198,267 on January 1, 2005, reflecting a 5% increase since 2000. It is among the most densely populated jurisdictions in the country with a population density of about 7,700 persons per square mile—higher than cities such as Seattle, Minneapolis and Pittsburgh. Arlington's population is racially, ethnically and culturally diverse. More than 40% of Arlington's residents are Hispanic/Latino, African-American, Asian or multi-racial. More than one-quarter of residents were born outside the U.S. Arlington County public school children speak more than 60 different languages. Arlington residents are among the most highly educated in the nation. Over 60% of adults age 25 and older have a bachelor's degree or higher and 30% have a graduate or professional degree.

Although perhaps best known to visitors as the home of the Pentagon and Arlington National Cemetery, Arlington boasts high quality residential neighborhoods. Residents are actively involved in the community. Arlington has over 50 civic associations, dozens of citizen boards and commissions, and over 100 community service organizations. There are almost 200 public parks and playgrounds, 86 miles of biking/jogging trails, 14 community centers, 5 theaters and 8 libraries in Arlington for residents and visitors to enjoy.

Arlington's central location in the Washington DC metropolitan area, its ease of access by car and public transportation, and its highly skilled labor force have attracted an increasingly varied residential and commercial mix. Arlington has focused high-density commercial and residential development around Metrorail stations in the Rosslyn-Ballston and Jefferson Davis Metro Corridors, while maintaining lower density residential neighborhoods in the rest of the County.

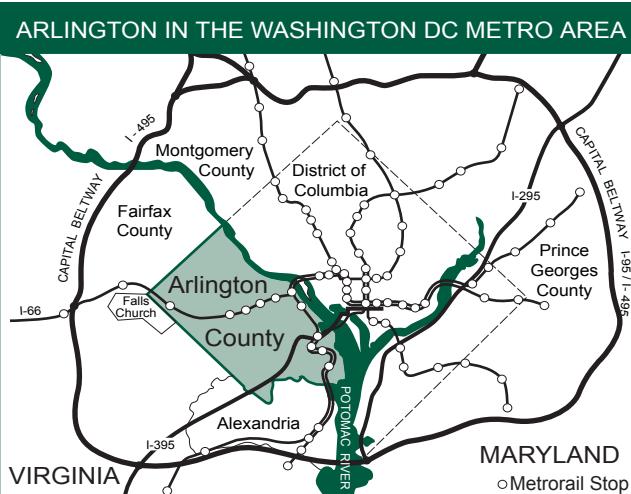
Arlington had an estimated 195,205 jobs as of January 1, 2005. The federal government is the largest single employer in the County. Arlington's top 5 private employers are US Airways, Verizon, Marriott Corporation,

March 2005

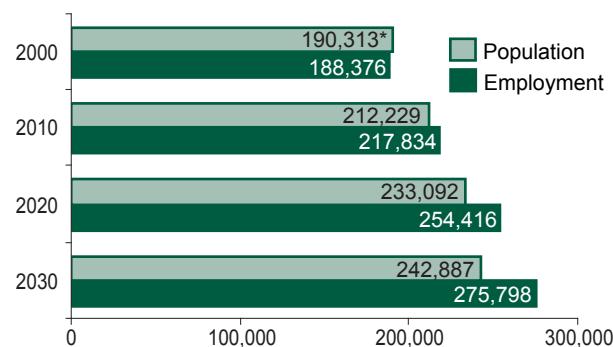
SAIC and Virginia Hospital Center. In December 2004, Arlington's unemployment rate was 1.4%.

Arlington has more private office space than downtown Los Angeles, Atlanta or Seattle. In 2004, 331,178 square feet of office space was completed and 2.5 million square feet of office space was under construction. The office vacancy rate in 4th quarter 2004 was 13.2% but the vacancy rates in some office markets, including Rosslyn, Clarendon/Court House and Virginia Square, were significantly lower.

Arlington's tax base is approximately evenly divided between commercial and residential properties, enabling the County to maintain one of the lowest tax rates in the Washington DC region. In 2005, the tax rate is \$0.958 per \$100 of assessed value.



### POPULATION AND EMPLOYMENT FORECASTS



Source: Arlington County Planning Division Round 7 Cooperative Forecasts.

\*2000 population figure is based on 2000 Census data adjusted for observed errors.

# DEMOGRAPHICS

## POPULATION

2005 Population (Planning Division Estimate)..... 198,267  
 2000 Population (U.S. Census Bureau)..... 189,453

### AGE DISTRIBUTION (2000 and 2005 est.)

	2000	2005*
Under 5.....	10,397.....5.5%	10,302.....5.2%
5 - 17.....	20,842.....11.0%	21,633.....10.9%
18 - 44.....	100,048.....52.8%	99,446.....50.2%
45 - 64.....	40,404.....21.3%	47,650.....24.0%
65 - 84.....	15,244.....8.0%	16,180.....8.2%
85 and Over.....	2,518.....1.3%	3,057.....1.5%
<b>Total Population.....</b>	<b>189,453.....100.0%</b>	<b>198,267.....100.0%</b>

### RACIAL AND HISPANIC/LATINO ORIGIN (2000 and 2005 est.)

	2000	2005*
Non-Hispanic/Latino.....	154,185.....81.4%	156,976.....79.2%
White.....	114,489.....60.4%	113,693.....57.3%
Black/African-American.....	17,244.....9.1%	18,020.....9.1%
Asian/Pacific Islander.....	16,346.....8.6%	19,052.....9.6%
Other/Multi-Racial.....	6,106.....3.2%	6,313.....3.2%
Hispanic/Latino.....	35,268.....18.6%	41,291.....20.8%
<b>Total Population.....</b>	<b>189,453.....100.0%</b>	<b>198,267.....100.0%</b>

Source: U.S. Census Bureau, 2000 Census of Population and Housing and Arlington Planning Division estimates.

\*2005 figures may not sum due to rounding.

## HOUSEHOLDS

2005 Households (Planning Division Estimate)..... 92,145  
 2000 Households (U.S. Census Bureau)..... 86,352

### HOUSEHOLD SIZE (2000)

1 Person.....	35,216.....40.8%
2 Persons.....	27,419.....31.8%
3 Persons.....	10,432.....12.1%
4 Persons.....	7,559.....8.8%
5+ Persons.....	5,726.....6.6%
<b>Total Households.....</b>	<b>86,352.....100.0%</b>

Average Household Size (2000)..... 2.15

### HOUSEHOLD COMPOSITION (2000)

Family Households.....	39,322.....45.5%
With related children under 18.....	17,774.....20.6%
With children under 6 only.....	5,778.....6.7%
With children age 6 - 17.....	11,996.....13.9%
Non-Family Households.....	47,030.....54.5%
<b>Total Households.....</b>	<b>86,352.....100.0%</b>

Source: U.S. Census Bureau, 2000 Census of Population and Housing. Data unavailable for 2005.

## HOUSING UNITS

2005 Housing Units (Planning Division Estimate)..... 96,131  
 2000 Housing Units (U.S. Census Bureau)..... 90,426

### TYPE OF HOUSING UNIT (2000 and 2005 est.)

	2000	2005
Single-family, detached.....	27,668.....30.6%	27,678.....28.8%
Single-family, attached.....	10,284.....11.4%	10,286.....10.7%
Multi-family (3+ units).....	52,373.....57.9%	58,119.....60.5%
Other.....	101.....0.1%	48.....0.1%
<b>Total Housing Units.....</b>	<b>90,426.....100.0%</b>	<b>96,131.....100.0%</b>

Source: U.S. Census Bureau, 2000 Census of Population and Housing and Arlington Planning Division estimates.

## INCOME

2005 Median Household Income..... \$72,788  
 2005 Median Family Income..... \$91,130  
 2005 Per Capita Income..... \$59,010

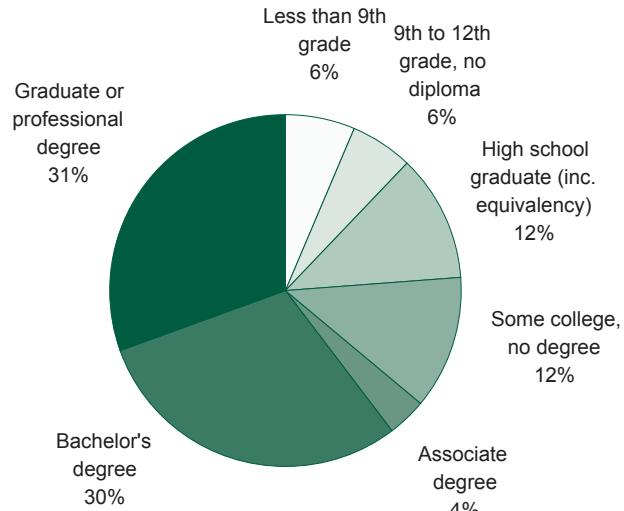
Source: Arlington County Planning Division estimates.

2004 Effective Buying Income..... \$6.35 billion

Source: Sales and Marketing Management, Survey of Buying Power, 2004.

## EDUCATION

### EDUCATIONAL ATTAINMENT (2000)



Source: U.S. Census Bureau, 2000 Census of Population and Housing.

### PUBLIC SCHOOLS (September 2004 Enrollment)

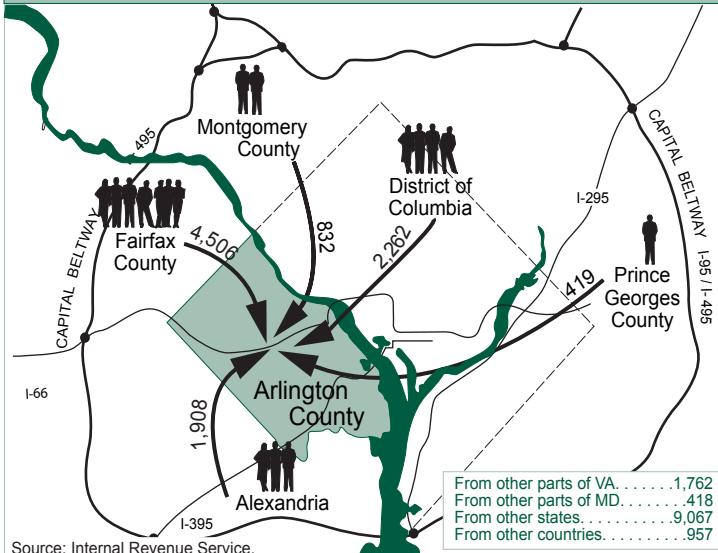
	No. of Students
Elementary School (K - 5).....	9,540
Middle/High School (6 - 12).....	9,158
Stratford Program.....	46
Total (K - 12).....	18,744

Expenditures per Pupil (2003 - 2004)..... \$13,309

High School Graduates Continuing Their Education..... 85%

Source: Arlington County Public Schools.

## MIGRATION - INFLOW (2002 - 2003)



Source: Internal Revenue Service.

# EMPLOYMENT & TRAINING

## LABOR FORCE & UNEMPLOYMENT

Civilian Labor Force (December 2004) ..... 119,610  
 Unemployment Rate (December 2004) ..... 1.4%



Source: Virginia Employment Commission.

## TOP 10 PRIVATE EMPLOYERS

Company	Arlington Employees
US Airways	1,924
Verizon	1,850
Marriott Corporation	1,640
SAIC	1,557
Virginia Hospital Center	1,333
CACI	1,270
Lockheed Martin Corporation	1,073
Hecht Company	1,027
SRA International, Inc.	903
Buzz Allen Hamilton	799

Source: Arlington Economic Development.

## AT-PLACE EMPLOYMENT

At-place employment refers to jobs located in Arlington.

### AT-PLACE EMPLOYMENT BY INDUSTRY (2005)

Construction	5,220	2.7%
Wholesale Trade	2,303	1.2%
Retail Trade	10,236	5.2%
Transportation	9,755	5.0%
Information	9,319	4.8%
Finance and Insurance	3,884	2.0%
Real Estate and Rental/Leasing	7,560	3.9%
Professional and Technical Services	36,027	18.5%
Other Services	57,537	29.5%
Government	52,150	26.7%
All Other	1,214	0.6%
<b>Total Jobs</b>	<b>195,205</b>	<b>100.0%</b>

Source: Arlington County Planning Division estimates. Because of a change in industry classification, data are not comparable with earlier years.

### EMPLOYMENT ESTIMATES AND FORECASTS BY METRO STATION AREA

	2000	2010	2020	2030
Rosslyn	27,664	31,740	36,404	43,313
Court House	11,770	15,086	17,428	18,003
Clarendon	5,362	7,639	9,219	9,556
Virginia Square	3,851	8,188	9,387	10,522
Ballston	24,207	30,659	34,916	37,029
Pentagon City	8,893	12,072	12,336	15,923
Crystal City	39,747	41,057	52,700	53,930
<b>Arlington</b>	<b>188,376</b>	<b>217,834</b>	<b>254,416</b>	<b>275,798</b>

Source: Arlington County Planning Division Round 7.0 Forecasts.

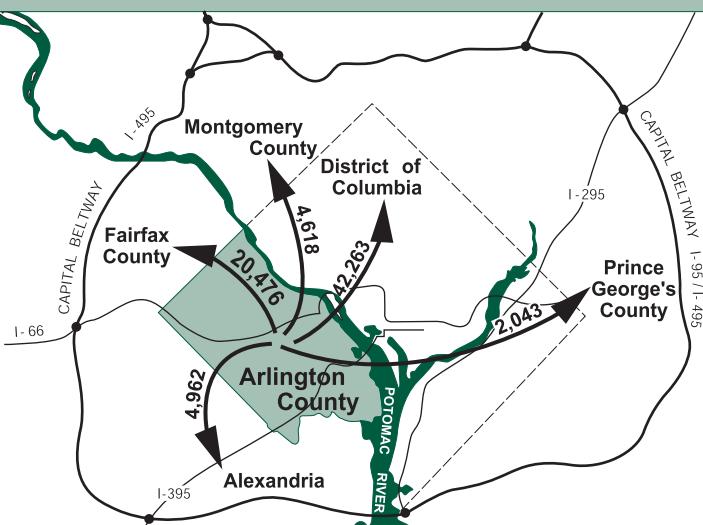
## GRADUATE PROGRAMS, COLLEGES AND UNIVERSITIES

### 2004 - 2005 Enrollment

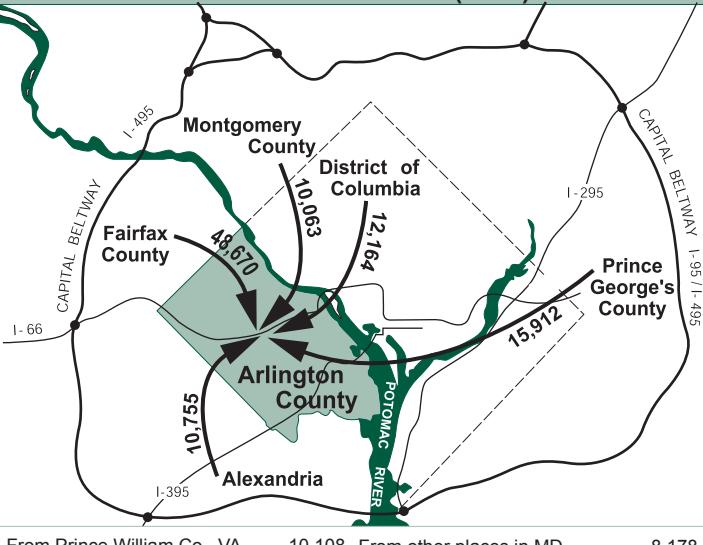
Marymount University	3,475
George Mason University - Virginia Square campus	2,637
George Washington University - Crystal City campus	1,323
Strayer University	1,300
Art Institute of Washington	1,050
DeVry University - Crystal City campus	970
Argosy University	800
Parks College - Virginia Square campus	750

Source: Arlington Economic Development.

## RESIDENTS WORKING IN OTHER JURISDICTIONS (2000)



## RESIDENTS OF OTHER JURISDICTIONS WORKING IN ARLINGTON (2000)



Source: U.S. Census Bureau, 2000 Census of Population and Housing.

# DEVELOPMENT

## SUMMARY OF NET NEW CONSTRUCTION

### Office Space in Square Feet of Gross Floor Area (GFA)

	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors	Total
Pre-1960	510,611	0	510,611	
1960-1969	3,943,779	2,544,107	6,487,886	
1970-1979	1,245,417	3,064,442	4,309,859	
1980-1989	8,542,520	5,736,089	14,278,609	
1990-1999	3,461,971	438,928	3,900,899	
2000-2004	1,672,509	9,500	1,682,009	
<b>Total GFA</b>	<b>19,376,807</b>	<b>11,793,066</b>	<b>31,169,873</b>	

Under Construction  
(as of Dec. 2004) 1,754,729 . . . . . 720,250 . . . . . 2,474,979

Office vacancy rate (4th quarter 2004)\* . . . . . 13.2%

Source: Arlington County Planning Division. \*Source: Arlington Economic Development.

### Residential Units

	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors	Total
Pre-1960	4,958	514	514	5,472
1960-1969	1,263	3,613	3,613	4,876
1970-1979	378	2,167	2,167	2,545
1980-1989	8,524	2,014	2,014	10,538
1990-1999	6,179	684	684	6,863
2000-2004	3,378	1,679	1,679	5,057
<b>Total Units</b>	<b>24,680</b>	<b>10,671</b>	<b>10,671</b>	<b>35,351</b>

Under Construction  
(as of Dec. 2004) 1,946 . . . . . 215 . . . . . 2,161

Rental vacancy rate (2004)\*\* . . . . . 7.5%

\*\*Source: Arlington County 2004 Rent and Vacancy Survey.

## 2004 APPROVED PROJECTS

The following projects were approved by the Arlington County Board in 2004:

### ROSSLYN

**Rosslyn Ridge II** - 238 residential units  
**Eighteen 81** (major site plan amendment) - 337 units, 4,400 s.f. retail

### COURT HOUSE

**The Palatine** - 327 residential units

### CLARENDON

**The Views of Clarendon** - 116 units (70 affordable), 62,834 s.f. other (church)

**Garfield Park at Clarendon Village** - 149 units, 24,842 s.f. retail

**North Fillmore Street** - 114 units, 23,419 s.f. retail

### VIRGINIA SQUARE

**The Hawthorn** - 143 units, 5,724 s.f. retail

**Amelia Residential** - 108 units, 4,158 s.f. retail

**Virginia Square Park Condominiums** - 135 units, 2,648 s.f. retail, 8,193 s.f. other (cultural)

### PENTAGON CITY

**One Metropolitan Park-Phase I** - 399 units, 11,300 s.f. retail

### EAST FALLS CHURCH

**The Westlee** - 128 units, 8,248 s.f. retail

### COLUMBIA PIKE

**Lofts at Columbia Station** - 257 units, 34,850 s.f. retail, 7,500 s.f. other (health/medical)

### NAUCK

**Alexan at South Glebe Road** - 251 units, 750 s.f. retail

**2249 Shirlington Road (UCMUD\*)** - 12 units, 5,800 s.f. retail

### OTHER AREAS

**The Woods (URD\*)** - 6 units

**North Lombardy Street (URD\*)** - 6 units

### TOTAL DEVELOPMENT APPROVED BY THE ARLINGTON COUNTY BOARD IN 2004:

0 s.f. office GFA	2,744 residential units
126,139 s.f. retail GFA	0 hotel rooms
78,527 s.f. other GFA	

\*UCMUD = Unified Commercial Mixed Use Development

URD = Unified Residential Development

A complete report on 2004 development activity is available from the Arlington web site.

## HOUSING

### HOUSING UNIT ESTIMATES AND FORECASTS BY METRO STATION AREA

	2000	2010	2020	2030
Rosslyn	6,353	7,411	8,699	10,428
Court House	6,048	7,211	8,494	8,628
Clarendon	680	2,957	4,248	4,291
Virginia Square	1,435	3,675	4,169	4,692
Ballston	6,744	7,852	8,539	9,032
Pentagon City	3,433	5,280	7,790	7,790
Crystal City	5,427	6,939	7,442	7,642
<b>Arlington</b>	<b>90,842</b>	<b>105,850</b>	<b>115,952</b>	<b>120,649</b>

Source: Arlington County Planning Division estimates.

### AVERAGE ASSESSED VALUE (2005) - \$458,200

Single-Family Detached House	\$573,200
Single-Family Attached House, Townhouse	\$571,900
Condominium Townhouse	\$453,900
Condos & Cooperatives	\$305,300

Percent change in average assessment (2004-2005). . . 24%

Source: Arlington County Office of Real Estate Assessment.

### AVERAGE RENT (2004) - \$1,270 per month

Efficiency	\$954
One Bedroom	\$1,152
Two Bedroom	\$1,457
Three Bedroom	\$1,803

Percent change in average rent (2003-2004). . . -3.5%

Source: Arlington County 2004 Rent and Vacancy Survey.

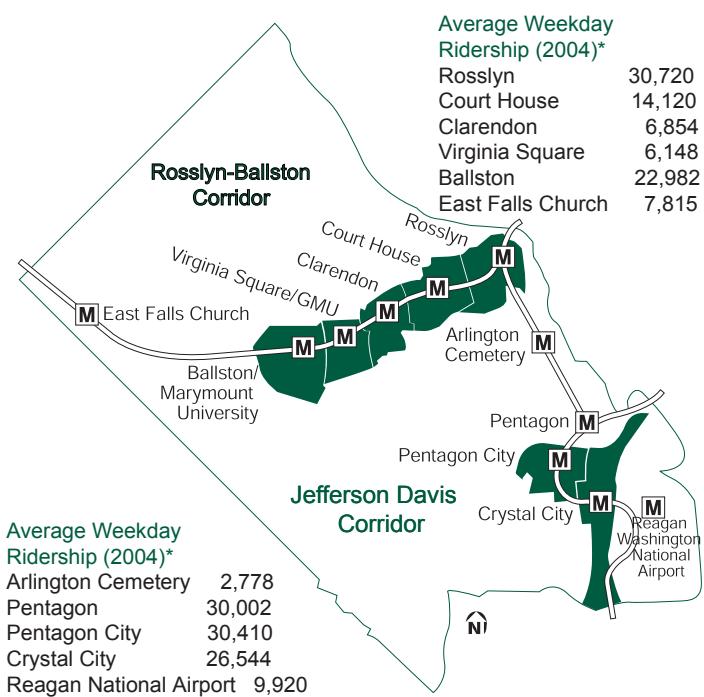
## MAJOR RETAIL FACILITIES

	No. of Stores	Sq. Ft.
Fashion Centre at Pentagon City	167	1,000,000
Ballston Common	92	660,000
Pentagon Row	45	300,000
Pentagon Center	9	326,000
Market Common Clarendon	38	290,000
Village at Shirlington	33	143,500
Crystal City Retail	175	300,000
Total retail sales (2004 estimate)*		\$2.4 billion
Total number of restaurants		526

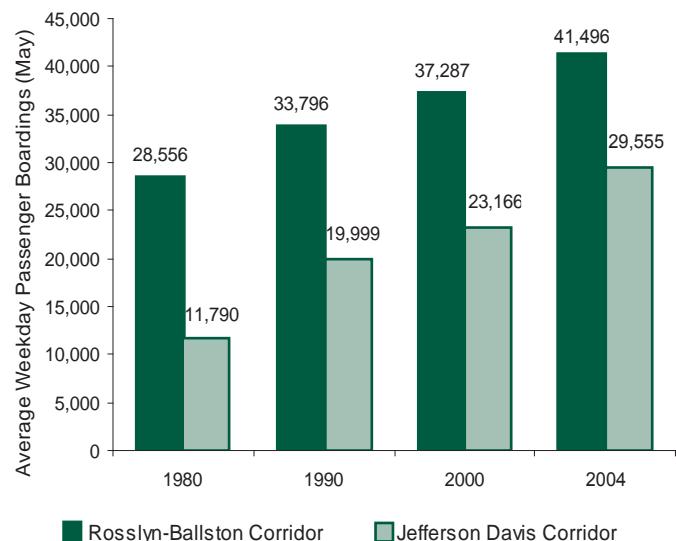
Source: Arlington Economic Development. \*Woods & Poole Economics.

# TRANSPORTATION

## METRORAIL



**Metrorail Boardings (1980 - 2004)**  
**Rosslyn-Ballston and Jefferson Davis Corridors**



## AIR (2004)

Airport	Distance From Arlington	Passenger Volume
Ronald Reagan Washington National Airport	In Arlington	15,943,859
Dulles International Airport	25 Miles	22,872,064
Baltimore-Washington International Airport	34 Miles	20,900,379

Source: Metropolitan Washington Airports Authority; Baltimore-Washington International Airport.

# MISCELLANEOUS

## ARLINGTON ATTRACTIONS

**FINE ARTS AND HISTORY:** Arlington Arts Center, Arlington Symphony, Arlington Historical Society Museum, Children's Theatre of Arlington, Ellipse Arts Center, Gunston Arts Center, Le Neon Theatre, "Old Guard" Museum, Opera Theatre of Northern Virginia, Signature Theatre, Washington Shakespeare Company, Center Dance Company, Teatro de la Luna, Arlington Metropolitan Chorus, Rosslyn Spectrum, Thomas Jefferson Community Theater, Clark Street Playhouse, Metropolitan Gallery.

**MAJOR MEMORIALS:** Arlington House, Arlington National Cemetery, Iwo Jima Memorial, Netherlands Carillon, Freedom Forum Journalists Memorial, Memorial to Women in the Military.

**MAJOR PARKS, RECREATION AND COMMUNITY FACILITIES:** Custis Memorial and Four Mile Run Bike Trails, Bon Air Memorial Rose and Azalea Gardens, Sun Garden, Thomas Jefferson Community Center, Bluemont Tennis Complex, Gateway Park, Crystal City Water Park, Lubber Run Park, Farmers' Markets.

## COMMUNITY FACILITIES

Libraries	.....	8
County Parks and Playgrounds	.....	192
Northern Virginia Regional Parks	.....	3
Community Centers	.....	14
Nature Centers	.....	3
Bicycle Routes and Jogging Trails	.....	86 Miles
Fire Stations	.....	10
Senior Centers	.....	7

## HOTELS & MOTELS

Number of Hotels/Motels	.....	40
Number of Rooms	.....	9,886
Square Feet of Meeting Space	.....	284,230

Source: Arlington Economic Development.

## LAND AREA & POPULATION DENSITY

Land Area	.....	25.8 square miles (16,512 acres)
County Open Space	.....	1,190 acres
Federal Open Space	.....	1,150 acres
Population Density (2005 est.)	.....	7,685 persons/sq. mile
Elevation (Highest Point)	.....	461 feet

## Department of Community Planning, Housing and Development Publications

- General Land Use Plan\*
- Development Capacity in Arlington's Metro Corridors\*
- Development in the Metro Corridors 2003\*
- Metro Station Area Demographic Profiles\*
- Sector Plans - Addenda and Updates: Rosslyn, Court House, Clarendon, Virginia Square\*, Ballston
- Area Studies and Plans: Columbia Pike, Rosslyn to Court House Urban Design Study, Lee Highway/Cherrydale Revitalization Plan, North Quincy Street Plan, East Clarendon Plan
- Annual Rent and Vacancy Rate report\*
- Arlington County Consolidated Plan for FY 2005\*
- Retail Action Plan
- 2000 Census Highlights: Overview\*
- 2000 Census Highlights: Foreign-Born Population\*
- Planning Information Reports: Development Highlights 2004\*, Round 6.4 Cooperative Forecasts\*, Arlington County and the Region: Highlights from the 2000 Census\*

\*Available from the Arlington web site.

## USEFUL WEB ADDRESSES AND PHONE NUMBERS

**U.S. Census Bureau** ..... (301) 763-2422 (general information)

[www.census.gov](http://www.census.gov)

*The U.S. Census Bureau collects and reports demographic and economic data for the nation, states, counties and cities.*

### Arlington County Census Data

[www.arlingtonva.us](http://www.arlingtonva.us)

*Under Services, click on Census Data.*

**Weldon Cooper Center for Public Service** ..... (434) 982-5522

[www.coopercenter.org](http://www.coopercenter.org)

*Data and research on the Commonwealth of Virginia and Virginia counties and cities.*

**Virginia Employment Commission** ..... (804) 786-1485

[www.vec.state.va.us](http://www.vec.state.va.us)

*Labor market and employment data for the Commonwealth of Virginia and Virginia counties and cities.*

**Northern Virginia Regional Commission** ..... (703) 642-0700

[www.novaregion.org](http://www.novaregion.org)

*Information on demographics, transportation, environmental services and human services for Northern Virginia.*

**Metropolitan Washington Council of Governments** ..... (202) 962-3200

[www.mwcog.org](http://www.mwcog.org)

*Population, housing, transportation, and health and human services information for the Washington DC region.*

Visit the Arlington web site at:



[www.arlingtonva.us](http://www.arlingtonva.us)

### Arlington County Government Frequently Called Numbers

**County Manager's Office** ..... (703) 228-3120

**County Board Office** ..... (703) 228-3130

### Department of Community Planning, Housing and Development

Planning Division ..... (703) 228-3525

Zoning Office, ..... (703) 228-3883

Code Enforcement, ..... (703) 228-3232

Inspection Services, ..... (703) 228-3800

Housing Division, ..... (703) 228-3760

Neighborhood Services, ..... (703) 228-3830

**Arlington Economic Development** ..... (703) 228-0808

[www.arlingtonvirginiausa.com](http://www.arlingtonvirginiausa.com)

Visitors and Convention Services ..... (800) 296-7996

**Department of Environmental Services** ..... (703) 228-4488

**Department of Parks, Recreation and Cultural Resources** ..... (703) 228-3323

**Arlington County Public Library** ..... (703) 228-3348

*The PROFILE is published annually by the Planning Research, Analysis and Graphics Section of the Department of Community Planning, Housing and Development. For further information on the PROFILE and other demographic and development data and publications, please contact the Planning Division at (703) 228-3525 or PRAT@arlingtonva.us.*